

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 20, 2023

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison. Mayor Soliman asked everyone to remain standing for a moment of silence for Joanne Legerski who has passed away. Joanne was a long-time Crest Hill employee, who worked in the Treasurer's Office for twenty-five years and was an Election Judge for the City of Crest Hill for approximately fifty years. The City of Crest Hill thanks Joanne for her years of service and we offer our condolences to her family.

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Jim Marino, Finance Director Lisa Banovetz, Police Chief Ed Clark, City Engineer Ron Wiedeman, Director of Public Works Mark Siefert, City Attorney Mike Stiff.

Absent were: Interim Planner Maura Rigoni.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on March 6, 2023 for Council approval.

(#1) Motion by Alderman Albert seconded by Alderman Jefferson, to approve the minutes from the regular meeting held on March 6, 2023.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the work session held on March 13, 2023 for Council approval.

(#2) Motion by Alderman Jefferson seconded by Alderman Vershay to approve the minutes from the work session held on March 13, 2023.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Gazal.

There being seven (7) affirmative votes, the MOTION CARRIED.

Mayor Soliman asked to deviate from the regular agenda to the Mayor's Report for a Proclamation for the 175th Anniversary of the I&M Canal – Illinois & Michigan Canal National Heritage Area. Members of the Council read the proclamation.

(#3) Motion by Alderperson Oberlin seconded by Alderwoman Gazal to approve the Proclamation for the 175th Anniversary of the I&M Canal – Illinois & Michigan Canal National Heritage Area.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman introduced Cindy Valencia, a Crest Hill resident, who is part of the Canal Corridor Association with the I&M Canal and presented a copy of the proclamation naming April 2023 through April 2024 as the year of the I&M Canal. Mayor Soliman gave a brief speech and thanked the I&M Canal on behalf of the City Council and the residents of Crest Hill. Cindy Valencia gave a brief speech and thanked the City of Crest Hill on behalf of the Canal Corridor Association for honoring this milestone.

CITY ATTORNEY: There were no agenda items for discussion.

CITY ADMINISTRATOR: Administrator Marino explained the three (3) Ordinances to create the Weber/Division TIF District, which was a follow up from the Public Hearing, will have to be deferred. Administrator Marino explained the owner of the seventy-four acres property was not able to record the title survey with Will County. Administrator Marino stated he was informed by our TIF attorney that until the plat is recorded with the County, the TIF cannot be created. A motion was requested to table the three (3) Ordinances creating the Weber/Division TIF District:

- an Ordinance of the City of Crest Hill, Will County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the “Weber/Division” Redevelopment Project Area, per the memo dated March 20, 2023.
- an Ordinance of the City of Crest Hill, Will County Illinois, Designating the Weber/Division Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, per the memo dated March 20, 2023.
- an Ordinance for the City of Crest Hill, Will County, Illinois, Adopting Tax Increment Allocation Financing for the Weber/Division Tax Increment Finance District, per the memo dated March 20, 2023.

(#4) Motion by Alderperson Oberlin seconded by Alderman Albert, to table the Ordinances listed above.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with Ramcorp, Inc. for Construction Work at the City Center in the Amount of \$2,162.12 per the memo dated March 20, 2023.

(#5) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to approve a Change Order with Ramcorp, Inc. for Construction Work at the City Center in the Amount of \$2,162.12 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Vershay, Jefferson, Gazal.

NAYES: Ald. Dyke.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of \$546.00 per the memo dated March 20, 2023.

(#6) Motion by Alderman Jefferson seconded by Alderman Dyke, to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of \$546.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of (\$1,170.00) per the memo dated March 20, 2023.

(#7) Motion by Alderperson Oberlin seconded Alderwoman Gazal, to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of (\$1,170.00) per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with Flooring First for Construction Work at the City Center in the Amount of \$1,258.12 per the memo dated March 20, 2023.

(#8) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to approve a Change Order with Flooring First for Construction Work at the City Center in the Amount of \$1,258.12 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with TechLife for Construction Work at the City Center in the Amount of \$2,165.00 per the memo dated March 20, 2023.

(#9) Motion by Alderwoman Gazal seconded Alderman Jefferson, to approve a Change Order with TechLife for Construction Work at the City Center in the Amount of \$2,165.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of \$1,542.00 per the memo dated March 20, 2023.

(#10) Motion by Alderperson Oberlin seconded Alderman Jefferson, to approve a Change Order with D. Kersey for Construction Work at the City Center in the Amount of \$1,542.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested to approve a Change Order with Timm Electric, Inc. for Construction Work at the City Center in the Amount of \$410.00 per the memo dated March 20, 2023.

(#11) Motion by Alderman Dyke seconded Alderman Jefferson, to approve a Change Order with Timm Electric, Inc. for Construction Work at the City Center in the Amount of \$410.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

PUBLIC WORKS DEPARTMENT: Public Works Director Mark Siefert requested a Change Order with Vissering Construction for a Deduction of \$1,338,041.00 per the memo dated March 20, 2023.

(#12) Motion by Alderperson Oberlin seconded Alderman Dyke, to approve a Change Order with Vissering Construction for a Deduction of \$1,338,041.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Public Works Director Siefert requested an Approval of Pay Request #8 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$83,398.97 per the memo dated March 20, 2023.

(#13) Motion by Alderman Jefferson seconded Alderperson Oberlin, for an Approval of Pay Request #8 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$83,398.97 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Alderwoman Gazal announced the Community Service Clean-Up will be starting soon and the dates will be announced at a later time. Director of Public Works Mark Siefert stated Public Works will provide garbage bags and safety vests to all volunteers. After cleaning up the community, the garbage will be picked up the following Monday.

CITY ENGINEER: City Engineer Ron Wiedeman requested Execution of the Proposals from Two Men and Truck to Provide Moving Services for the City Center Move Not to Exceed an Amount of \$19,900.00 per the memo dated March 20, 2023.

(#14) Motion by Alderperson Oberlin seconded by Alderman Jefferson, for Execution of the Proposals from Two Men and Truck to Provide Moving Services for the City Center Move Not to Exceed an Amount of \$19,900.00 per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Engineer Wiedeman announced a letter is posted to the City website and will be hand delivered to the residents on Center Street between Rose Avenue and Pasadena Avenue. This letter will inform the residents the Contractor will be doing work in this area while the school is on Spring Break.

Alderman Albert thanked Engineer Wiedeman and Director Siefert for helping clear the parking lot of construction debris for the business on Theodore Street and Center Street.

ECONOMIC DEVELOPMENT DEPARTMENT: There were no agenda items for discussion. The reports were on file.

POLICE DEPARTMENT: There were no agenda items for discussion. The reports were on file.

MAYOR: Mayor Raymond Soliman announced the next meeting for the Memorial Day Program is April 11, 2023 at 11:00a.m. Mayor Soliman also announced the Memorial Day Ceremony will be held May 29, 2023 at 2:00p.m. at the new City Center. The Frankfort Brass Band will be there and we will be honoring the World War II Veterans.

CITY CLERK: City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: City Treasurer Glen Conklin presented the regular and overtime payroll from February 27, 2023 to March 12, 2023 in the amount of \$236,830.75 per the memo dated March 20, 2023.

City Treasurer Glen Conklin presented the list of bills through March 21, 2023 in the amount of \$1,022,072.38 for Council approval per the memo dated March 20, 2023.

(#15) Motion by Alderperson Oberlin seconded Alderman Jefferson, to approve the list of bills through March 21, 2023 in the amount of \$1,022,072.38 for Council approval per the memo dated March 20, 2023.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: There were no committee/liaison reports.

COUNCIL COMMENTS: Alderman Dyke wished all a Happy First Day of Spring. Alderwoman Gazal announced the mobile pantry will be held on May 6, 2023 from 12:00p.m. to 2:00p.m. at the White Oak Library. Alderwoman Gazal stated if the new City Center parking lot is finished, we will move it to the City Center.

Alderwoman Gazal congratulated the Richland School Volleyball Team for their hard work and accomplishments on winning Sectionals and advancing to State. Alderwoman Gazal also announced the Richland Band is advancing to the State on April 29, 2023 and wished the band luck.

Alderperson Oberlin congratulated Richland Volleyball and Band on their accomplishments.

Alderman Albert congratulated the Richland Eagles on all their successes, as well. Alderman Albert announced the Annual Crest Hill Lions Easter Egg Hunt will be held on Saturday April 8, 2023 at Chaney Park starting promptly at noon for ages 0-10 years.

PUBLIC COMMENT: There was no public comment.

Mayor Soliman informed the Council that there was a need for an executive session on personnel (5 ILCS 120/2(c)(1)).

(#16) Motion by Alderperson Oberlin seconded by Alderman Jefferson to go into an executive session on personnel (5 ILCS 120/2(c)(1)).

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Executive Session 7:32 p.m.

(#17) Motion by Alderperson Oberlin seconded by Alderwoman Gazal to reconvene from the executive session on personnel (5 ILCS 120/2(c)(1)).

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Reconvened 10:34p.m.

There being no further business before the Council, and no action needed from the executive session, a motion for adjournment was in order.

(#18) Motion by Alderman Dyke seconded by Alderman Vershay to adjourn the March 20, 2023 City Council meeting.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 10:35 p.m.

Approved this 3 day of APRIL, 2023
As presented ✓
As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR